

NEW JERSEY REAL ESTATE FOR SALE NEW JERSEY REAL ESTATE FOR SALE



An Actual Photograph.

## AN UNUSUAL HOME

BEAUTIFUL SURROUNDINGS  
PICTURESQUE GROUNDS

100 x 150 FEET

Best Commutation to the City.

House and site in harmony—most select neighborhood, cultured, congenial people. Ideal water sports. Country club, golf, conveniently near. High elevation, superb views. A beautiful home of ten rooms and two baths. Charming interior—walls paneled, parquet floors, electric light, steam heat, huge open fireplace. This property has every city convenience, unequalled country advantages. Price and full information from

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Plots of Varying Size at Reasonable Prices and  
Exceptionally Attractive Terms to Home Builders

## Edgemont Estate

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Westchester County's Ideal Home Community



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Nearly 150 Acres of high, wooded land overlooking and  
bordering on Bronx Parkway. Within 5 minutes' walk of  
Scarpsdale station. Macadam Roads, Sidewalks, Sewers,  
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Two Tennis Clubs Nearby. For particulars apply

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SCARSDALE OFFICES  
Station Park,  
Scarsdale

## LAKE MAHOPAC

### MAHOPAC POINT

Only 50 Water Front Plots Right at the Station.  
Good Commutation from Grand Central.

Mahopac Point is unique. It is a heavily wooded peninsula jutting out into Lake Mahopac, almost entirely surrounded by water and is located right at the station. This property was formerly known as Housatonic Point, has been in one family for a half century and its virgin growth of wonderful trees has never been disturbed.

Mahopac Point is now being laid out into sites for summer homes, of from one-third of an acre to three acres or more in size, each site being a natural setting. The contour of this wonderful piece of property is such that it rises abruptly from the water, giving deep water right at the shore and having overhanging cliffs in many places twenty to forty feet above the surface of the lake. It rises to a height of seventy-two feet through the center of the property. There are about fifty exclusive water front plots. Prices run from \$1,000 to \$5,000.

Several bungalows now in course of construction will be available by June 1st. Prices from \$2,000 to \$5,000; complete improvements and permanent water rights. Office on property.

Further particulars by mail with photos of floor plans.  
**MAHOPAC POINT CORPORATION**  
Department 4,  
40 West 32d St., LEO B. GIL, Pres. Phone 9400 Mad.

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Plots range from half acre to an acre, purchasers becoming members of the BEACH CLUB, with its tennis courts, pavilion, bathing, &c. Some waterfront plots are still available. Water, electricity, sewers, &c., are installed and many homes already built and occupied.

Building and improvement will be undertaken by this company according to purchaser's approval, at fixed contract price, if so desired.

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BROKERS FULLY PROTECTED.

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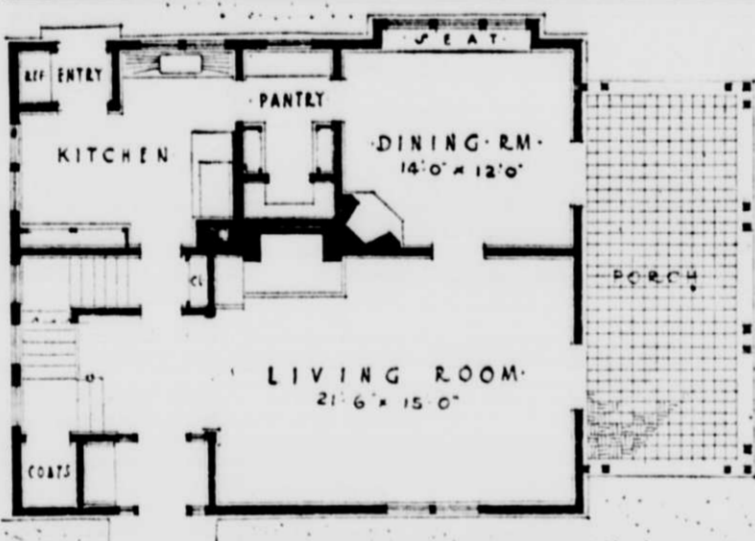
WESTCHESTER REAL ESTATE FOR SALE

### PELHAM MANOR

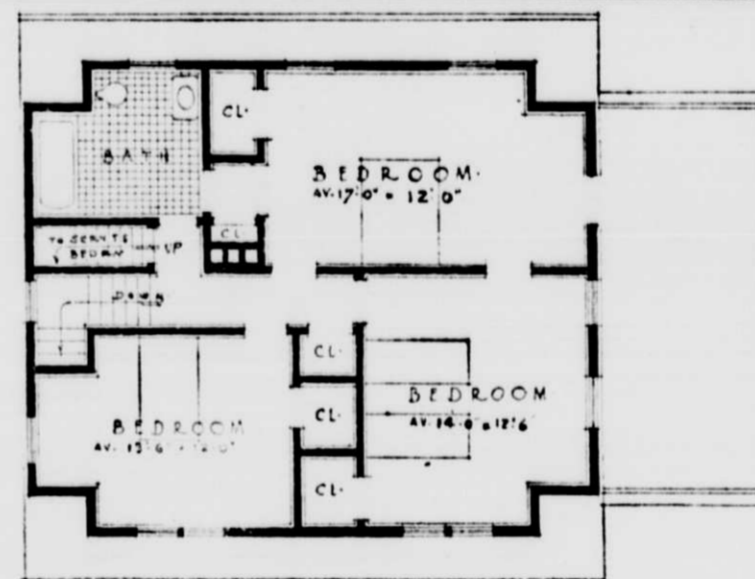
ON THE SOUND At Pelham Bay Park

Attractive 11 room House, two baths, broad piazzas, high ground, directly on water; large private estate, very convenient; garage, golf, very reasonable rent to one who will make good neighbor. references exchanged.  
A. W. COLE, 114 4th Ave., N. Y.  
Pelham 1901-Tel. New York, Chelsea 720.

## WELL ARRANGED SPACE AND BIG ROOMS FEATURE \$4,500 DWELLING



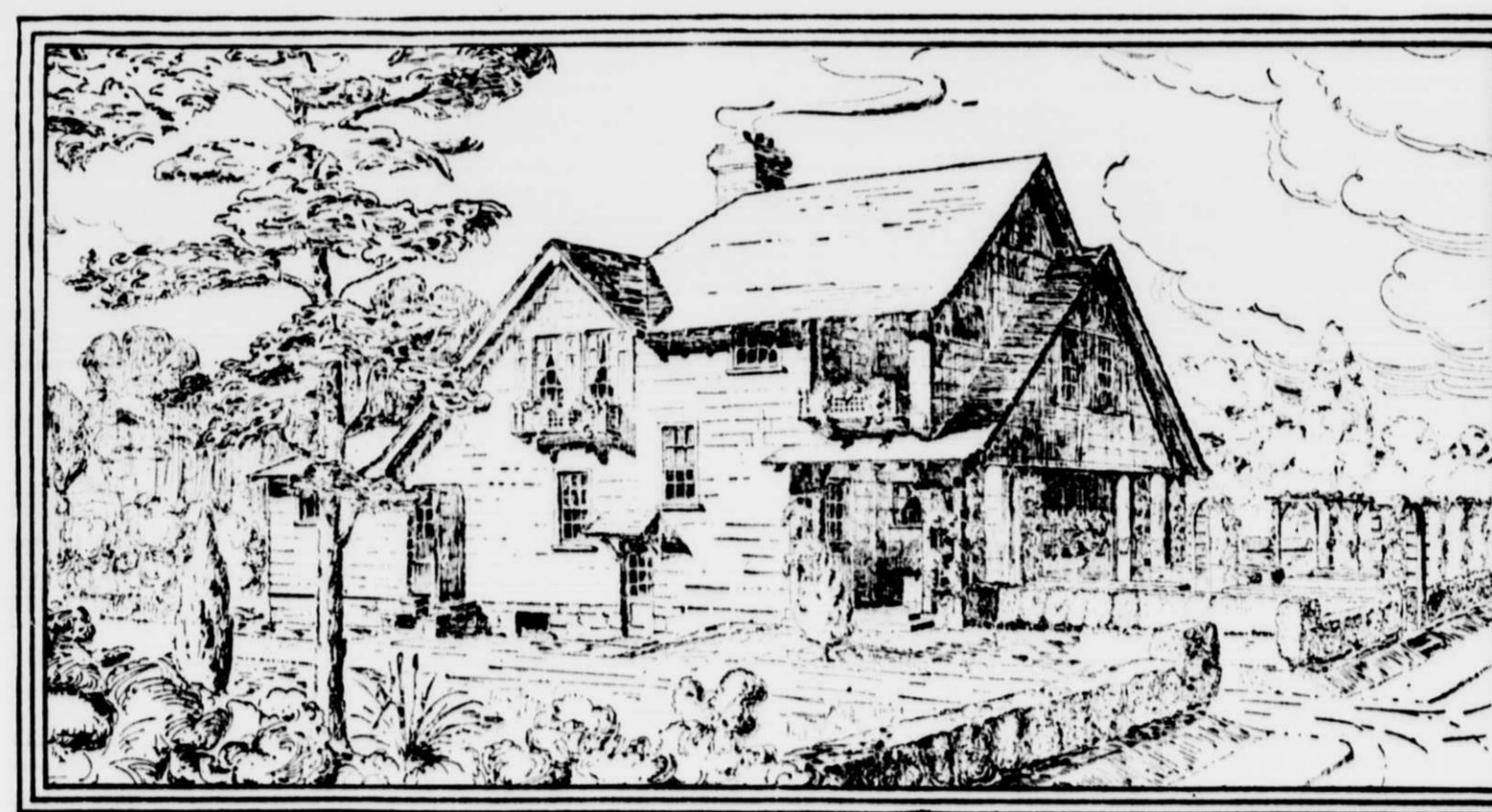
- FIRST FLOOR -



- SECOND FLOOR -

A. C. Frank of Delano & Aldrich's office, who designed this house, said that it can be produced for \$4,500. In his description he said "that the walls of the house below the surface should be of solid concrete built against the earth." Continuing Mr. Frank said that "the water table should be of chestnut and the walls above grade of studs covered with sheathing and shingles ten inches to the weather, painted white. The interior walls should be plastered and painted white. The exterior trim should be of pine, painted white. The roof should be of shingles laid in strips five inches to the weather. Shingles to be dipped in two shades of red and one very dark brown and laid at random. The chimney should be of good hard burned brick with tile flues and terra cotta chimney pots. The porch columns, lattice and cornice should be painted white. The exterior sash and doors should be painted a light blue green. The porch floor should be of brick laid in pattern, and the entrance porch floor should be the same. The floor and main stairs should be of coarsely grained Georgia pine, mahogany, hickory, and balusters painted white. Interior doors should be of birch, stained on the first floor, trim on first floor, second floor, and stairs, all woodwork on second floor and servant's room in attic should be of white wood painted. The service portion should be of ash. All sash should be double hung, except the French doors to porch on first and second floors. The fireplace in the living room and the dining room should have brick facings and hearths and wood mantels. The bathroom should have the floor and 1 feet wainscot, the woodwork in the bath to be enameled. The house should be heated with an approved system of hot air heat."

## UNUSUAL COUNTRY HOME DESIGN HAS MANY ACCEPTABLE FEATURES



This drawing is the work of George F. Henshaw of the office of Taylor & Levi. Mr. Henshaw says it is buildable at \$4,500. He says of it:

"It is the intention to excavate under the kitchen, dining room and stair hall to a depth of seven feet in the clear and only three feet clear under living room. No excavations necessary under veranda. If stone is obtainable in near vicinity, foundations can be built of stone; otherwise concrete can be used. Living room fireplace to be built of weathered field stone and brick, with stone corbels, shelf, &c. Verandas are to be paved with blue stone paving, random widths, laid in sand. Chimney is to be built of common brick. Fine lining is provided for boiler, kitchen range and fireplace.

"All timbers are to be of spruce, 2x4, 2x6 and 2x8, as required. Floors throughout are to be double flooring. Finished floors are to be comb grained North Carolina pine, with borders in dining room, living room and bedrooms. Finish of living room, dining room and stair hall is to be of chestnut with ship lap joints. Chestnut beams in living room and dining room. Chestnut in living room and hall to be given two coats of brown stain.

"Dining room is to be given a coat of light stain, rubbed. Chestnut posts and brackets with ceiling beams, as shown on plans. Bedrooms are to be plastered throughout and to have a cypress trim. Canvas floor is to be laid on sleeping porch. Spare room or playroom in attic is to be covered with a good wall board plastered.

"All exterior walls to be sheathed and covered with building paper before shingles are applied. Outside walls are to be covered with cypress shingles 24 inches long, laid about 10 inches to weather; all to be painted with a white shingle stain. Trim, flower boxes, &c., are to be painted green. Shingles on roof to be cypress, laid 8 1/2 inches to weather.

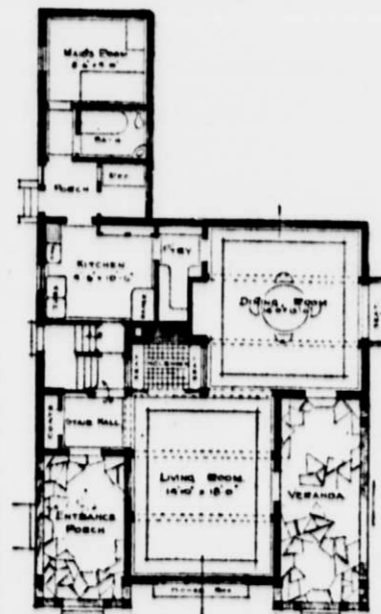
"Electric wiring is to be installed according to Board of Fire Underwriters code. Plumbing fixtures are to be of good standard make. Installation of steam heating plant is to take care of heating.

"The designer in arranging this outside grove to work in a few features which are very seldom obtained in a house of this size and price. The placing of the single nook in living room adds to the cozy, homelike appearance of this room and also works in very nicely for arrangement of flue, as it can be carried in chimney with boiler and kitchen range flues.

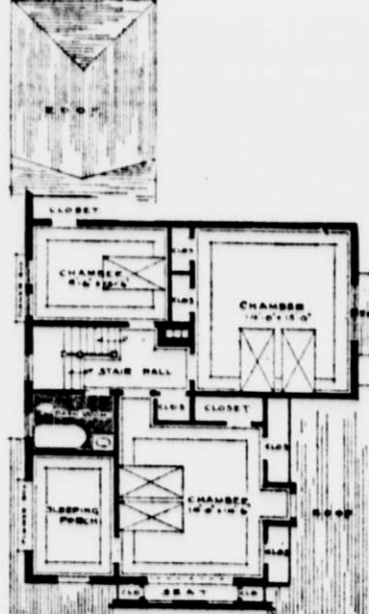
"French doors opening onto covered veranda from both the dining room and living room all add to the open, airy feeling of these rooms. There is also direct access from kitchen to front door, without passing through main rooms on this floor. It is also arranged to enter from outside and go direct to the cellar or by going up four steps arrive in kitchen.

"The second floor consists of three bedrooms, two of which are double rooms and one single, with ample closet for each room. Opening of the master's chamber is a large sleeping porch. This sleeping porch is directly over entrance veranda, so there is no expense entailed in a filling between floor beams to prevent cold air from passing through in winter.

"There is room in the attic for a play-room or spare room."



- FIRST FLOOR PLAN -



SECOND FLOOR PLAN

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